

ANDY LOCKWOOD

REAL ESTATE

FOR SALE • +/-110 Ac Trinity Bay
East Side Trinity Bay @ Oak Island/Double Bayou



- ◆ East side of Trinity Bay, 15 miles S of I-10E, 10 S of Anahuac, Chambers County, TX. Located where the West & East Forks of Double Bayou converge, approx 1/2 miles before Double Bayou flows into Trinity Bay. West of FM 562; West of Haynes Rd and past the end of Pipe Yard Rd.
- ◆ Generally flat with high ratio of waterfront to total acreage due to irregular shape and being bound on the north & south by the West & East Forks of Double Bayou where they converge before flowing into Trinity Bay.
- ◆ Waterfront: +/- 4,250 ft.-West Fork; +/- 3,500 ft.- East Fork
- ◆ High ratio of waterfront to total acreage due to location at confluence of the East and West Forks of Double Bayou Land configuration maximizes opportunity for waterfront lots and efficient land planning which can minimize or lessen development costs.

Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057
 E-mail: andylockwoodre@comcast.net Direct: 713.501.7670

The information contained herein was obtained from sources believed to be reliable; however, Andrew Lockwood, Broker, makes no guarantees, warranties or representations, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal from the market without notice.

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PRIME DEVELOPMENT OPPORTUNITY



Expansion of I-10E & Trinity River Bridge 4 to 6 lanes - 10 miles from Trinity River to SH 61 Est. completion 2009

KEY FEATURES

- ◆ Easy access to Trinity Bay – ½ mile on Double Bayou
- ◆ Double Bayou - Texas G.L.O. Authorized Navigation Channel – Avg depth: 10 ft to 12 ft
- ◆ Property location offers protection from storm surges in heavy weather
- ◆ Utilities will need to be brought to the site.
- ◆ Water & Sewer – Trinity Bay Conservation District, Kit Jones 409/267-3111
- ◆ Bldg. Codes & Regs – Chambers County Engineers, Don Brandon 409/ 267-8379
- ◆ Electricity – Entergy, Bob Nantz 409/ 785-2240
- ◆ Environmental / Wetlands – U.S. Army Corp. of Engineers, Galveston 409/ 766-3899
- ◆ Chambers-Liberty Counties Navigation District, Pudge Willcox 409/ 267-3541
- ◆ I-10 & Trinity River Bridge expansion – TXDOT, Dave Maxedon 936/ 336-2244
- ◆ Economic Development Chambers County – Sarah Cerrone, 409/ 267-8225
- ◆ Sale Price: \$43,560/acre, \$4,791,600



Map not to scale

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